Land		Value			
Homesite:		1,550,140			
Non Homesite:		1,319,549			
Ag Market:		481,420			
Timber Market:		1,588,390	Total Land	(+)	4,939,499

Improvement		Value			
Homesite:		21,741,870			
Non Homesite:		11,185,980	Total Improvements	(+)	32,927,850

Non Real	Count	Value			
Personal Property:	35	3,131,330			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	3,131,330
			Market Value	=	40,998,679

Ag	Non Exempt	Exempt			
Total Productivity Market:	2,069,810	0			
Ag Use:	8,270	0	Productivity Loss	(-)	2,024,070
Timber Use:	37,470	0	Appraised Value	=	38,974,609
Productivity Loss:	2,024,070	0			
			Homestead Cap	(-)	1,587,387
			23.231 Cap	(-)	1,623,748
			Assessed Value	=	35,763,474
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,266,765
		line 1	Net Taxable	=	26,496,709

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
81,064.03 = 26,496,709 * (0.305940 / 100)

Certified Estimate of Market Value:	40,998,679
Certified Estimate of Taxable Value:	26,496,709
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

September 8, 2025

The City Council met in a Regular Meeting on September 8, 2025, at the Cushing City Hall Boardroom with the following present.

Maylor Pro Tem, Allen Sanches
Commissioner, Jake Matlock
Commissioner, Larry Beaird
Secretary, Taylor Moore
Guests: Karen Johnson, Judy Finklea, Liz Beaird, Laranda Matlock

Mayor Pro Tem Sanches called the Meeting to order.

Commission Beaird opened the meeting up with Prayer and the Pledge of Allegiance.

Commissioner Beaird made a motion to accept August 11, 2025, minutes, Commissioner Matlock seconds the motions.

Old Business:

- Brian has tried reaching out to Travis Reed to get an update on the grant update, we haven't had any luck getting a preliminary answer yet.
- Travis with S&P has submitted request for approval to do the income study to TWDB, we have not heard an answer on whether we are approved or not to do the income study. If we get approved by TWDB to move forward with the income study, then we will have Traylor & Associates perform the study.
- We do not have any updates regarding the Ozone Treatment yet; Brian will reach out and see what we can do to get the Ozone Treatment back online. TCEQ requires a certification to run the Ozone, Brian stated he will reach out to Ronald Hebert with TCEQ to see if he is able to locate a requirement for the certification along with trying to see how he can get certified to run the Ozone. Russell Drilling has not been contacted yet regarding the filter.
- 3 water leaks have been fixed since the August Meeting, along with adding a few more onto the list making our new total 11 leaks.
- There haven't been any water or gas meters replaced since the August Meeting. We do not keep enough in stock to replace them all at once, but we do try to keep at least a dozen on hand.

New Business:

- Commissioner Matlock made a motion to let our attorney Wade Flasowski go and hire Attorney Jose Castaneda. Commissioner Beaird seconds the motion. Taylor will contact both attorneys to get settled.
- Tommy King brought in an invoice before the monthly meeting requesting that the city reimburse him for his generator maintenance- he claims the generator has 4 cylinders but 2 were not working once the gas was provided back to it after our outage in June/July. Commissioner Matlock made a motion that the city will not be reimbursing Tommy King for maintenance on his generator. Commissioner Beaird seconds the motion. Taylor will reach out to Tommy regarding this.
- After a brief consultation with our attorney, we were advised that providing free utilities to current employees, as well as to both active and former mayors and council members, is prohibited under the Texas Constitution and must be discontinued. Commissioner Matlock made a motion to table this matter until we can speak more to our attorney face to face. Commissioner Beaird seconds the motion.

- Utility Rate Increase up to $40 for a minimum bill but Commissioner Beaird made a motion to table this matter until we can get with Paul King with Texas Rural Water Association more. Commissioner Matlock seconds the motion.

Sonny Hubbard did not make this meeting like he had planned. He came into the office a few days before the meeting to inform me that he would not be able to make it and that he will put a hold on the garbage rate increase until we can meet at the next meeting in October.

Commissioner Matlock made a motion to have all future meetings on the First Monday of the Month at 6:00pm. Commissioner Beaird seconds the motion.

Line 4 Commissioner Beaird made a motion to adopt the new tax rate of $0.30594 per $100 of value. Commissioner Matlock seconds the motion.

Taylor did not receive the Financial Statements in the mail before our meeting. Taylor will get the Financial Statements to the Mayor and Councilmen as soon as she gets them in the mail and reconciled.

Commissioner Matlock made a motion to pay the bills, Commissioner Beaird seconds the motion.

Commissioner Matlock made a motion to adjourn; Commissioner Beaird seconds the motion. Meeting adjourned.

Allen Sanchez
Mayor Pro Tem, Allen Sanches

Taylor Moore
Secretary, Taylor Moore

Land		Value			
Homesite:		1,623,990			
Non Homesite:		1,369,579			
Ag Market:		525,540			
Timber Market:		1,513,900	**Total Land**	(+)	5,033,009
Improvement		**Value**			
Homesite:		22,706,170			
Non Homesite:		10,604,150	**Total Improvements**	(+)	33,310,320
Non Real	**Count**	**Value**			
Personal Property:	35	3,935,760			
Mineral Property:	1	13,110			
Autos:	0	0	**Total Non Real**	(+)	3,948,870
			Market Value	=	42,292,199
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	2,039,440	0			
Ag Use:	8,170	0	**Productivity Loss**	(-)	1,994,090
Timber Use:	37,180	0	**Appraised Value**	=	40,298,109
Productivity Loss:	1,994,090	0			
			Homestead Cap	(-)	861,708
			23.231 Cap	(-)	1,444,990
			Assessed Value	=	37,991,411
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,487,978
		Line 18	**Net Taxable**	=	27,503,433

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
84,144.00 = 27,503,433 * (0.305940 / 100)

Certified Estimate of Market Value:	42,292,199
Certified Estimate of Taxable Value:	27,503,433

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	17	0	642,460	642,460
145D	14	0	91,600	91,600
145D1	4	0	283,290	283,290
DP	16	280,000	0	280,000
DV1	1	0	5,000	5,000
DV4	2	0	24,000	24,000
DVHS	2	0	129,940	129,940
DVHSS	1	0	130,550	130,550
EX	25	0	3,693,592	3,693,592
EX-XG	2	0	171,370	171,370
EX-XN	2	0	0	0
EX-XV	1	0	119,400	119,400
HS	150	3,746,696	0	3,746,696
OV65	62	1,170,080	0	1,170,080
SO	2	0	0	0
	Totals	**5,196,776**	**5,291,202**	**10,487,978**

Land		Value			
Homesite:		0			
Non Homesite:		30,940			
Ag Market:		0			
Timber Market:		0	**Total Land**	(+)	30,940
Improvement		**Value**			
Homesite:		0			
Non Homesite:		1,494,180	**Total Improvements**	(+)	1,494,180
Non Real	**Count**	**Value**			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	0
			Market Value	=	1,525,120
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	0	0			
Ag Use:	0	0	**Productivity Loss**	(-)	0
Timber Use:	0	0	**Appraised Value**	=	1,525,120
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,525,120
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	1,525,120

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
4,665.95 = 1,525,120 * (0.305940 / 100)

Certified Estimate of Market Value:	1,467,090	
Certified Estimate of Taxable Value:	1,459,845	Line 19 A
Tax Increment Finance Value:	0	
Tax Increment Finance Levy:	0.00	

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

Land		Value			
Homesite:		1,623,990			
Non Homesite:		1,400,519			
Ag Market:		525,540			
Timber Market:		1,513,900	**Total Land**	(+)	5,063,949

Improvement		Value			
Homesite:		22,706,170			
Non Homesite:		12,098,330	**Total Improvements**	(+)	34,804,500

Non Real	Count	Value			
Personal Property:	35	3,935,760			
Mineral Property:	1	13,110			
Autos:	0	0	**Total Non Real**	(+)	3,948,870
			Market Value	=	43,817,319

Ag	Non Exempt	Exempt			
Total Productivity Market:	2,039,440	0			
Ag Use:	8,170	0	**Productivity Loss**	(-)	1,994,090
Timber Use:	37,180	0	**Appraised Value**	=	41,823,229
Productivity Loss:	1,994,090	0			
			Homestead Cap	(-)	861,708
			23.231 Cap	(-)	1,444,990
			Assessed Value	=	39,516,531
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,487,978
			Net Taxable	=	29,028,553

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
88,809.96 = 29,028,553 * (0.305940 / 100)

Certified Estimate of Market Value:	43,759,289
Certified Estimate of Taxable Value:	28,963,278
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	17	0	642,460	642,460
145D	14	0	91,600	91,600
145D1	4	0	283,290	283,290
DP	16	280,000	0	280,000
DV1	1	0	5,000	5,000
DV4	2	0	24,000	24,000
DVHS	2	0	129,940	129,940
DVHSS	1	0	130,550	130,550
EX	25	0	3,693,592	3,693,592
EX-XG	2	0	171,370	171,370
EX-XN	2	0	0	0
EX-XV	1	0	119,400	119,400
HS	150	3,746,696	0	3,746,696
OV65	62	1,170,080	0	1,170,080
SO	2	0	0	0
	Totals	**5,196,776**	**5,291,202**	**10,487,978**

New Value

TOTAL NEW VALUE MARKET:	$848,850
Line 24 TOTAL NEW VALUE TAXABLE:	$811,704

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	$59,020
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	$0
Line 10A	ABSOLUTE EXEMPTIONS VALUE LOSS			$59,020

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	17	$642,460
145D	11.145 (d) Multiple Situs, Leases	14	$91,600
DP	Disability	2	$40,000
HS	Homestead	4	$67,080
OV65	Over 65	2	$20,000
	PARTIAL EXEMPTIONS VALUE LOSS	39	$861,140
Line 10B	NEW EXEMPTIONS VALUE LOSS		$920,160

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS $920,160

New Ag / Timber Exemptions

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	$52,200	$29,765

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
134	$136,741	$31,629	$105,112

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
129	$129,228	$30,004	$99,224

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
134	$114,655	$29,857	$84,798

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
129	$113,630	$28,366	$85,264

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3	$1,525,120	$1,459,845

2026 PRELIMINARY TOTALS

10 - CITY OF CUSHING

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

	2025	2024	2023
Cnty	101.1%	99.0%	95.0%
levy	23,429,818.95	22,589,714.98	21,451,145.55
Current	22,816,999.85	21,771,475.18	20,287,956.05
Previous	864,072.74	588,176.02	87,551.36
Simplified I	46B 2025	46C 2024	46D 2023
CoC	100.3%	97.7%	97.4%
levy	81,460.64	78,308.34	70,296.10
Current	78,397.34	75,119.28	67,895.13
Previous	3,315.44	1,393.56	553.11
Simplified I	2025	2024	2023
CoG	102.2%	101.6%	93.0%
levy	135,039.84	129,938.78	123,665.61
Current	129,448.45	123,531.78	114,066.42
Previous	8,542.30	8,436.64	962.75
	2025	2024	2023
CoN	100.9%	97.7%	93.7%
levy	14,285,992.88	12,744,472.34	11,053,950.50
Current	13,966,915.71	12,217,101.96	10,320,060.37
Previous	440,681.43	231,659.75	38,734.05
	2025	2024	2023
NCHD	97.38%		
levy	2,085,977.43	0	0
Current	2,031,421.25	0	0
Previous	0.00		

Property Tax Code § 26.04(h)

Simplified I	2025	2024	2023
MUD #1	106.3%	103.1%	97.1%
levy	38,166.90	35,949.07	33,480.27
Current	37,486.29	34,388.24	32,514.52
Previous	3,087.21	2,673.16	7.09
Simplified I	2025	2024	2023
ESD #1	102.1%	101.0%	97.0%
levy	80,171.52	76,787.21	73,372.30
Current	78,504.89	74,708.32	70,797.06
Previous	3,343.46	2,819.77	373.21
Simplified I	2025	2024	2023
ESD #2	97.8%	100.0%	95.8%
levy	277,297.19	80,641.49	83,633.50
Current	267,276.72	77,355.80	79,564.84
Previous	4,036.63	3,259.59	562.39
Simplified I	2025	2024	2023
ESD #3	100.7%	100.3%	97.7%
levy	276,555.56	213,042.06	199,982.65
Current	270,758.06	207,679.14	194,143.45
Previous	7,598.96	5,996.80	1,209.68
Simplified I	2025	2024	2023
ESD #4	101.9%	100.5%	94.6%
levy	101,042.30	97,930.20	92,924.06
Current	96,678.02	93,091.22	87,285.32
Previous	6,255.75	5,350.29	602.76
Simplified I	2025	2024	2023
ESD #6	100.5%	98.8%	94.1%
levy	36,880.29	36,440.91	36,405.12
Current	35,110.30	34,021.65	33,965.58
Previous	1,949.49	1,979.56	278.70